

ESTATE AUCTIONS

COUNTY OF SAN DIEGO

Public Administrator/Public Guardian



**Vehicles, Furniture, Antiques, Collectibles,
Appliances, Televisions, Electronics, Tools,
Jewelry, Fine Art, and Household Items**

PERSONAL PROPERTY & VEHICLES

AUCTION DATES:

MAY 21, 2011

AUGUST 20, 2011

REGISTRATION STARTS AT 8:00 A.M. ON DATE OF SALE ONLY.

FOR MORE INFORMATION:

Please call (858) 694-3500 or
visit our website at www.papg.org



Public Administrator/Public Guardian

REAL ESTATE SALE

MAY 11, 2011

3:00 P.M.

www.papg.org

(Please Visit Our Website For Listings with Photos)

TERMS OF SALE

Notes

Please read the following carefully. After you read carefully, if you have any questions, call **Kent Schirmer** at (858) 694-3509. Bidding will be done verbally on:

AUCTION DATE: May 11, 2011 (Wednesday) at 3:00 p.m.

at 5201-A Ruffin Road, San Diego, CA 92123. The successful bid at the auction will be subject to court confirmation. The bidding will start with the appraisal in the brochure. The minimum acceptable bid is 90% of appraised value (Section 10309 (A) (3), California Probate Code). A 10% deposit will be required with the successful bid. The 10% deposit required at the time of the auction must be in the form of cash, cashier's check, or certified check payable to the "Public Administrator". Please be prepared to bring 10% of the appraised price listed in the brochure. Should the property be sold for more than the appraisal price, then the difference will need to be made up in the form of a personal check at the time of the successful bid. Higher bids may be accepted by the court if they are made in court and they are in the amount of at least 10% more on the first \$10,000.00 and 5% more on the amount of the bid in excess of \$10,000.00 of the original bid submitted for confirmation. Our acceptance of an offer is contingent on the estate's being able to furnish the buyer a Policy of Title Insurance showing the property to be free of any encumbrances of record, subject to restrictions and easements of record. No termite clearance is given.

Please be advised that you are basing your purchase of an offered property solely on your findings and research, that you have satisfied yourself as to the zoning, usage's, physical condition inside and out, size and other information that might affect your decision to purchase this property. You understand that you are buying this property in "AS IS" condition with no warranties, usage's or conditions, (physical or otherwise), written, implied or expressed by the San Diego County Public Administrator's Office and its agents or employees.

Notes

The purchase contract will require completion of the purchase as follows: A 30-day escrow shall be opened by the Seller at a company of the Seller's choice. In the event Buyers fail to consummate this escrow WITHIN 30 DAYS OF COURT CONFIRMATION OF SALE, buyer is to be assessed the amount per diem equal to 6% (six percent) per annum of the sales price until the close of escrow. Escrow Holder is authorized to debit and credit Buyer and Seller accordingly at the close of escrow. Seller will furnish policy of title insurance through escrow at Seller's expense. Taxes, rents, fire insurance and interest on encumbrances will be prorated to close of escrow. Escrow fees are to be shared one-half by Seller, one-half by Buyer. Sales will be subject to the rights of tenants-in-possession, if any.

If escrow does not close within the 30 days, or within an extension of time granted by the Seller, Probate Code of California Section 10350 allows the Seller to ask the Probate Court to vacate the sale. If the court orders the sale vacated, the law allows the deposit to be held by the Seller until the property has been sold again and escrow has closed. If the total amount of the final sales price, plus the amount of expenses and fees allowed by the court for vacating the first sale, is less than the sale price of the vacated sale, the difference is paid from the deposit. If the difference is greater than the deposit, a lawsuit to collect the amount may be filed. The relevant portion of the Probate Code Section 10350 says:

“If, after the confirmation...the purchaser fails to comply with the term of the sale, the court may...vacate the order of confirmation and order a resale of the property...if the property is resold the defaulting purchaser is liable to the Estate for damages...”

Buyers are to provide accurate title vesting information, with signatures, upon acceptance of a successful bid. Any change will incur additional fees and expenses.

Notes

All properties have access through the use of Multiple Listing Service (MLS) lock boxes. Please contact a broker of your choice to view each property.

On **Saturday, April 30, 2011**, all properties will be open for viewing from **10:00am to 3:00pm**.

This will be the only open viewing without the services of a real estate broker.

A real estate broker, who registers a client with the Public Administrator and who attends and remains with his client during the auction, will generally receive a commission of 2½% of the purchase price, awarded by the court. In the event this client becomes the successful bidder, the commission will be paid at the close of escrow. A real estate licensee who buys as a principal will not be entitled to share in the commission if he or she is buying as a principal or intends to share the commission with the principal.

The San Diego County Probate Referees appraise all properties at this auction. Referees are assigned to each estate by the Superior Court of California, and are not affiliated with the Public Administrator's office.

All descriptions and information are derived from reliable sources, but no guarantee is expressed or implied. Announcements made on the day of sale will take precedence.

INTERNET ACCESS

www.papg.org

Click on Real Estate Auction Properties

	Estate Name	Address	Appraisal	Minimum
1)	<i>JOHN BOJKO</i>	PARCEL NO.: 471-520-35-00 4091 WINONA AVENUE SAN DIEGO, CA 92105 2 BEDROOMS 1 BATHROOM	\$ 175,000	\$ 157,500
2)	<i>LAWRENCE COOK</i>	PARCEL NO.: 545-532-13-00 3238 OCEAN VIEW BOULEVARD SAN DIEGO, CA 92113 3 BEDROOMS 1 BATHROOM	\$ 128,000	\$ 115,200
3)	<i>CHIEKO MATSUSHITA</i>	PARCEL NO.: 441-090-23-05 3011 ORLEANS EAST SAN DIEGO, CA 92110 2 BEDROOMS 2 BATHROOMS	\$ 300,000	\$ 270,000
4)	<i>RICHARD HERNANDEZ</i>	PARCEL NO.: 126-370-42-29 5769 BARBARY PLACE BONSALL, CA 92003 2 BEDROOMS 2 ½ BATHROOMS	\$ 250,000	\$ 225,000
5)	<i>BETTY NICHOLS</i>	PARCEL NO.: 535-056-15-08 655 COLUMBIA STREET UNIT #108 SAN DIEGO, CA 92101 2 BEDROOMS 2 BATHROOMS	\$ 340,000	\$ 306,000
6)	<i>ADELE BEHLING</i>	PARCEL NO.: 485-343-14-00 8760 PAMPA STREET LA MESA, CA 91941 3 BEDROOMS 1 BATHROOM	\$ 241,000	\$ 216,900

	Estate Name	Address	Appraisal	Minimum
7)	<i>DOUGLAS BUTNER</i>	PARCEL NO.: 423-311-03-00 710 ZANZIBAR COURT SAN DIEGO, CA 92109 1 BEDROOM 1 BATHROOM 712 ZANZIBAR COURT SAN DIEGO, CA 92109 1 BEDROOM 1 BATHROOM 712 ½ ZANZIBAR COURT SAN DIEGO, CA 92109 1 BEDROOM 1 BATHROOM 3990 STRAND WAY SAN DIEGO, CA 92109 2 BEDROOMS 1½ BATHROOMS	\$ 750,000	\$ 675,000
8)	<i>LEON & ROLAND LIBOZ</i>	PARCEL NO.: 395-292-47-00 2.42 ACRES 13344 LAKESHORE DRIVE LAKESIDE, CA 92040 1 BEDROOM 1 BATHROOM	\$ 383,000	\$ 344,700
9)	<i>LEON & ROLAND LIBOZ</i>	PARCEL NO.: 395-292-46-00 1.41 ACRES UNDEVELOPED PROPERTY NEXT TO 13344 LAKESHORE DRIVE LAKESIDE, CA 92040	\$ 167,000	\$ 150,300